

# Arlington Town Meeting — Substitute Motion

## ARTICLE NO. 31

**Dated: May 7, 2024**

I, John D. Leone, do hereby submit the following Substitute Motion:

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That the Zoning Bylaw be amended by making the following change to the MBTA Neighborhood Multi-Family (NMF) Subdistrict Parcel List, so as to add the address of 5-7 Winter St. to the NMF Subdistrict Parcel List. Further that the Town's Zoning Map as contained in the Bylaw is amended to add 5-7 Winter St. to the NMF District. So that the Map/Table listing all of the properties in the Neighborhood Multi-Family (NMF) Subdistrict shall include the following property. The additional line will read as follow:

Address	Owner	Existing Use Codes	Existing Use Description	Parcel Acres	Parcel Square Footage
5-7 Winter St,	AML Realty Trust	104	Two Family Residential	0.420	18,306

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### Comment:

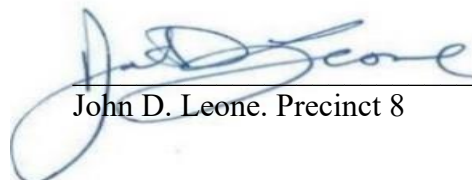
5-7 Winter is a large 2 family home on one of the largest lots in East Arlington and it is entirely contained within the boundaries of the Neighborhood Multi-Family (NMF) Subdistrict, but is an excluded parcel. The parcel is the first one on Winter Street from Massachusetts Avenue and directly abuts the row of commercial buildings on Mass. Ave. and sits directly across Winter St. from the Summit House condominium building. The abutting parcels of 9 Winter St., 11 Winter St., and 13 Winter St., as well as 15 Winter St., which are on same side of the street are all included in the NMF Subdistrict. So too is 14-16 Winter St. which is across and further down Winter Street. The parcel borders and abuts the Fox Library building on Cleveland St. in the rear. Further, 8, 10 and 12 Cleveland St. all of which abut 5-7 Winter St., are included in the NMF Subdistrict.

If each of the included parcels, listed above were to construct a multi-family building to the allowed limit, as the Town is now contemplating for the Fox Library parcel, the 5-7 Winter Street parcel would be surrounded by multi floor apartment buildings and it would never be able to replace or add onto the existing building with a similar structure as would be allowed on all of the sounding NMF district parcels. It would be locked in as a two-family - R2 - home. Further, a future owner may someday wish to subdivide the rear portion of the lot for the benefit of allowing the abutters to increase their lot size to conform with zoning requirements for larger structures.

Date Voted: \_\_\_\_\_

Respectfully submitted,

Action Taken: \_\_\_\_\_

  
John D. Leone. Precinct 8